ASSIGNEE'S SALE

OF VALUABLE FEE SIMPLE REAL ESTATE

Under and by virtue of the power and authority contained in the mortgage from Donald J. Butler and Paula J. Butler, his wife to Donald R. Butler and Carolyn S. Butler, his wife, dated July 16, 1973 and recorded among the Land Records of Frederick County, Maryland in Liber 918, Folio 267 (default having occurred thereunder) the undersigned will sell at public auction, at the Court House door, Frederick County, Maryland, on:

FRIDAY, DECEMBER 21, 1973

AT 10:30 A.M.

Lot 5, Block A, as shown on plat of the Rhod-Avr Subdivision Plat Book 5, Folio 70, Land Records of Frederick County, containing 49,271 feet more or less. Said real estate is improved with a large single family residence.

Said real estate is being sold subject to a certain mortgage held by Farmers & Mechanics National Bank dated July 16, 1973 and recorded among the aforesaid Land Records of Frederick County, Maryland in Liber 918, Folio 267.

TERMS OF SALE: A cash deposit of 10% of the purchase price will be required of the purchaser or purchasers on the day of sale; balance of purchase price upon final ratification of sale by the Circuit Court for Frederick County, Maryland. Taxes and ali other public charges will be adjusted as of the day of sale. All costs of conveyancy shall be borne by the purchaser or purchasers.

DAVID H. YINGER, JR., Assignee DAVID H. YINGER, JR., Attorney 146 West Patrick Street Frederick, Maryland 21701 662-1230 GEORGE WILLIAM SMITH, Auctioneer

I hereby acknowledge that I, Ronald J. Wellington, as agent for Donald R. Butler and Carolyn S. Butler, his wife, have the 21st day of December, 1973, purchased at Public Sale of David H. Yinger, Jr., Assignee of Donald R. Butler and Caroloyn S. Butler, his wife, in No. 24608 Equity in the Circuit Court for Frederick County, Maryland the said real estate situate, lying and being on Mt. Pleasant Election District, Frederick County, Maryland and being more particularly described as Lot #5, Block A, as shown on the plat of the Rhod-Ayr Sub-Division as recorded in Plat Book 5, Folio 70, one of the plat records of Frederick County, Maryland, with improvements thereon described in the annexed advertisement for Twenty Thousand

(\$20,500.00) Dollars, and I hereby covenant to comply with the terms of sale set forth in said advertisement and announced by the auctioneer on the day of sale.

the sum of/Five Hundred and no/100

WITNESS my hand and seal

Ronald/J/ Wéllington, Agent

DAVID H. YINGER. JR. COUNSELLOR AT LAW 146 W. PATRICK ST. FREDERICK.MD.21701

WITNESS: George Wm Smith

"C. P. of Land."

Exhibit 3

Feled January 17 1974